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Co Counsel for James C. Sell, Court appointed Receiver/Debtor

UNITED STATES BANKRUPTCY COURT
DISTRICT OF ARIZONA

In re:

AMERICAN NATIONAL MORTGAGE
PARTNERS, LLC,

Debtor.

In Proceedings Under
Chapter 11

Case Nos: 03-03803 PHX RJH
03-03799 PHX RJH

**MOTION FOR EXPEDITED HEARING
ON RECEIVER'S MOTION TO
APPROVE AUCTION PROCEDURES**

**(FOR SALE OF 2302 N. 36TH STREET,
PHOENIX, ARIZONA)**

In re:

ANMP 74TH ST., LLC,

Debtor.

James C. Sell, court appointed Receiver, ("Receiver"), hereby requests an expedited hearing on his *Motion To Approve Auction Procedures*, filed concurrently herewith.

The receiver has entered into a tentative contract with an auction company to sell the property located at 2302 N. 36TH Street, Phoenix, Arizona. The Receiver had previously entered into a six (6) month Listing Agreement with Herb Fisher pursuant to the prior Settlement Agreement approved by this Court. The Listing Agreement has expired and there has been no sales contracts negotiated. The first lienholder continues to accrue interest and the property continues to depreciate.

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1 In addition, the Receiver has filed a similar Motion in the State Court in the Receivership
2 proceeding which will be heard on August 18, 2004. The Receiver requests that this matter be
3 heard on August 19, 2004, or as soon thereafter as the Court's calendar will allow/.

4 Based on the foregoing, the Receiver respectfully requests that an expedited hearing be set
5 so that the auction process can be immediately initiated, the property sold, and the amount
6 available to investors be maximized.

7 DATED this 23rd day of July, 2004.

8 **JABURG & WILK, P.C.**

9 /s/ 006510

Lawrence E. Wilk

10 COPY of the foregoing
11 Mailed this 23rd day of
July, 2004.

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